



**3281 State St. / 3271 State St. / 3261 State St.
North Canton, OH 44720**

Rare Opportunity! Excell. Investments! Fine Church Bldg. / Homes!

Absolute Real Estate Auction

3 Properties In Greentown / Uniontown!!

Auction #1: Former River Of Life Church

Auction #2: Home / Pantry

Auction #3: Ranch Home w/Garage

Wednesday - November 6, 2024 - 4:30pm

Live Auction w/Online Bidding Available!



1147 Whipple Ave NW
Canton, OH 44708



SCAN THE CODE
TO REGISTER
FOR ONLINE
BIDDING

Wednesday - November 6th, 2024 @ 4:30pm

Auction #1. 3281 State St., Uniontown. Church building presently River of Life Church situated in Uniontown, Lake Township, North Canton Schools. Having 3,594 sq. ft. and blacktop parking lot. Kitchen, F/A gas heat, central air, office, gas water heater, chapel, sanctuary with stage and pews, several classrooms and nursery, restrooms, office and control room. Updated windows and glass block windows. Lot size approx. 50 X 275. Newer dimensional roof. Utility room. 200 amp. electric. Security light. County sewer. Corner Milan & State Streets. Parcel #:2003537. Lot size .31 acre.

Auction #2. Adjacent to 3281 State- 3271 State St NW, Uniontown. Home most recently utilized as food pantry for the ministry. Having vinyl sided exterior, front porch, carpeted living room and dining room, bathroom with tub/shower, 2 bedrooms, kitchen, replacement windows, basement with Forced air gas furnace and gas water heater, glass block windows, updated 100 amp electric, blacktop parking lot and security light. Parcel #:2000159. Lot size .31 acre.

Auction #3. Adjacent to 3271 State- 3261 State St. NW, Uniontown. Single family vinyl sided home with dimensional roof, living room & dining room w/ceiling fans, kitchen with stainless sink and vinyl floor, full bath with tub/shower, 2 or 3 carpeted bedrooms, utility room w/laundry, Forced air gas furnace, gas water heater, 2 car garage, large backyard, crawl space. Presently on well with city water available at the street. Parcel #: 2000303. Lot size .38 acre.

Terms on Real Estate

10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

Auction by Order of: River of Life Church, Michael Tanksley, Agent

Auction Conducted by: Whipple Auction & Realty



Thank you for voting for us!



**Auctioneers/Realtors
John Marino
& Jennifer Burton**

